

Plans outlined by the Prime Minister to secure "an unlimited war effort" include greater control and organization of labour and material resources, administrative changes and curtailment of civilian enterprise and consumption. Employment and industrial activity are at record levels and increasing; trading shows some reaction to expected shortages of some civilian supplies and building tends to decrease except in housing and essential industrial premises. Germany's war on Russia may have far-reaching economic as well as military and political consequences.

PART

Export Prices and Export prices steady. Shipping losses. Conditions
External Conditions: in U.K. and U.S.A. Germany invades Russia.

Wool: Progress of appraisements in Sydney. Heavy U.S.A. consumption.
South American wool exports.

Butter: N.S.W. production at low level.

Metals: Tin and silver slightly cheaper in London. Aust. export parity prices of metals Mar. and Apr., 1941.

Retail Trade: Employment (N.S.W.) - mid-May, 1941.
Activity in city shops - Apr. and Feb.-Apr., 1941.

Manufacturing Employment (N.S.W.) - mid-May, 1941.
Industries: 42 large Factories - Sales, etc., Apr. & Jan.-Apr., 1941.

Building Permits, Value and
Metropolis: No. of Dwellings - May and Jan.-May, 1941.

BUSINESS STATISTICS - 24th JUNE, 1941.

PART I.PRIMARY AND EXPORT INDUSTRIES.

SEASON. Light rain fell generally in New South Wales during last week, followed by further falls on the coast and highlands over the week-end, heaviest on the central North Coast, and bringing partial relief to some dry South Coast districts. More rain is needed in Western Riverina, South Coast, and Upper Hunter Valley. Seasonal prospects, however, are mostly satisfactory.

EXPORT PRICES AND
EXTERNAL TRADE
CONDITIONS.

Prices of most of the principal commodities exported from Australia are fixed by contracts with the British Government. The index number of Australian export prices (Commonwealth Bank) is 83 (1927 = 100) compared with 66 in August, 1939 and is equal to the average in the prosperous years 1936-37 to 1937-38. However, income from exports is affected by the shipping position, though in the case of wool payment accrues irrespective of the quantity shipped. Britain has suspended wine imports indefinitely.

The tonnage of shipping lost remains very high:-

<u>1941</u>	<u>Jan.</u>	<u>Feb.</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>Total</u>	= <u>Tons p.a.</u>
Tons lost (000)	310	340	506	581	461	2,198	5,295

American aid and steps taken to combat new U-boat tactics prompt official hope for material improvement.

A million women are now registered for war work in Britain. British wholesale prices continue to rise - the "Economist" index numbers were ; Jan. 15, 101.3; Apr. 22, 104.3; May 26, 104.9; June 10, 105.3. The cost of food has been kept down in recent months by subsidised food prices, but official index numbers show that on account of the purchase tax there has been a rise of 5 per cent. in the cost of living over the past six months and it is now 35 per cent. above the pre-war level.

American aid for Britain is increasing. It was announced on June 14 that \$1000 m. would be provided for aircraft plant to ensure production of 500 bombers a month. In March Qr. 1941, U.S. exports to Empire countries were 55 per cent. greater and imports from the Empire were 23 per cent. greater than in March Qr., 1940.

Germany invaded Russia on June 22. This development has important economic as well as military significance. Unless Russia is defeated quickly it will mean intensification of the economic blockade of German-occupied Europe. There may be opportunities of Australian trade with eastern Siberia. Finland was brought under the British blockade on June 18.

Stock markets have been firmer in London and New York. The Canadian \$600 m. War Loan closed with cash subscriptions of \$711 m. beside conversions totalling \$96 m.

INTERNATIONAL
CURRENCY
RELATIONS.

In the free market in New York sterling has been steady and quoted fractionally above the official rate in London (\$4.03 to £stg.)

Co-incident with the "freezing" on June 15 of German and Italian assets in the United States the U.S. Government assumed complete authority over assets in the United States of all countries in Continental Europe. All countries are obliged to report full information as to assets by July 14, but upon adequate assurances that assets will not be used "in ways harmful to national defence and other American interests" it was expected control would be lifted over Finnish, Portuguese, Spanish, Swedish, Swiss and Russian funds.

It is reported that the British Treasury has taken steps to control more closely the transfer of dollar funds held within the sterling area on behalf of non-residents, but details are not available. Possibly there may be pan-American action to deal with Axis assets in South America; it is believed that a large part of German and Italian funds formerly held in the United States are now held in these countries.

/WOOL.....

WOOL. In Sydney the final appraisements of this season are proceeding and will conclude on June 27, 1941. The shipment of wool is greatly retarded by shortage of shipping space, and although many new stores have been built, arrangements are being made to provide additional wool stores for the incoming clip. 1,232,907 bales of wool have been appraised in Sydney this season, and at the close of the season about 1,260,000 bales will have been dealt with - more than in any earlier year except last season when 1,396,000 bales were appraised.

As soon as possible after close of the season the Central Wool Committee will ascertain and declare the equalisation dividend payable to bring the average appraised price to the agreed average of 13.4375d. per lb. It is expected that this will be rather greater than the 8½ per cent. paid last season.

The record consumption of wool in the United States (2,480,000 bales in July-March, 1940-41) was at least 800,000 bales greater than the U.S.A. clip. That is a substantial modifying factor upon the size of the anticipated war-time accumulation of wool. America has bought freely in South America. Argentine and Uruguay shipments of wool compare as follow:-

To mid-March		To U.S.A.	To U.K.	To Japan
1939-40	bales	112,472	5,704	12,472
1940-41	"	209,175	1,888	26,554

WHEAT. On June 19, 1941 a final payment of 1½d. a bushel on wheat in Nos. 2 and 3 Pools (1939-40 wheat) and a second advance of 4d. a bus. on No. 4 Pool (1940-41 wheat) were announced. These payments will require £2 million for distribution to farmers in Australia. For 1939-40 f.a.q. wheat growers will have been paid 3s. 6½d. a bus. for bagged and 3s. 4½d. a bus. for bulk wheat, less rail freight in each case. The average net return at country siding for bulk wheat is approximately 2s. 11½d. a bus. The payment for bulk wheat in No. 4 Pool is now 3s. 2½d. less rail freight, equivalent to approximately 2s. 9½d. net at country siding.

Slight fluctuations in the Chicago wheat futures market brought little net change and quotations in London and Winnipeg have been steady. Wheat production prospects continue favourable in North America. The German invasion of Russia may jeopardise Russian harvesting operations. Empire economic co-operation with Russia while fighting Germany, may re-open the Vladivostok market to Australia in subsequent seasons if shipping is available.

Greater animation in the Sydney market was attributed to the war in Russia. Previously the market was described as steady with fair enquiry for wheat for export flour.

The Australian Wheat Board's prices were unchanged. Wheat for flour for local consumption was quoted at 3s. 11½d. a bus., ex trucks, Sydney. Flour was steady at £12. 13s. a ton.

PRICES OF WHEAT IN NEW SOUTH WALES.

Shippers' Offers to 1938-39. Prices of wheat for local flour from Dec. 1939.

<u>Bulk Wheat</u>	Seasons ended November.				May		June 24, 1941.
	Av. 1931-35	1937	1939	1940	1940	1941	
	Shillings and pence per bushel.						
	Ex trucks, Sydney	2 9½	5 3 2	5	3 10½	4 0	3 11¼
Equiv. ex farm at country siding(a)	2 2½	4 8 1	9½	2 11	2 11	2 9½	2 9½

(a) Exclusive of bounty. ø Net equiv. of advances made to date.

BUTTER. Production of butter and cheese in New South Wales is very light and insufficient to meet the State's consumption. A material increase is unlikely until the spring. There is also difficulty in maintaining metropolitan and Newcastle milk supplies from usual sources.

/Dairy.....

Dairy instructors report a shortage of dairy-farm labour.

The local wholesale price of butter is 158s. 8d. per cwt. (unchanged).

It is reported that the United States already is sending Britain butter and cheese under the Lend or Lease Act. As America normally does not produce an exportable surplus, the possibility of Australian and New Zealand produce finding a market in the U.S.A., it is understood, is being investigated.

METALS. The British Ministry of Supply maximum prices are unchanged for electrolytic copper (£62), lead (£25) and spelter (£25.15s.) English currency, per ton. In the open market in London the price of tin followed an irregular downward trend over the past fortnight and on June 20 the mean quotation (£261. 12s. 6d.) was £6.15s. a ton, lower than on June 6, but still about £5 a ton above the average price in 1940. The price of silver has also eased very slightly.

The Tin Research Institute reported that in Jan.-Apr. world production of tin was 73,800 tons in 1941 compared with 67,000 tons in 1940 and deliveries of tin to the United States were 55,002 tons compared with 33,479 tons. On April 30 world stocks of tin, including smelters' stocks and carry-over were 53,447 tons in 1941 as against 40,680 tons in 1940.

Prices received for metals exported from Australia are compared below. Fluctuations from month to month have not been great and there has been a tendency for prices to improve somewhat. Prices are appreciably above the averages obtained in recent years:-

AVERAGE PRICES OF METALS (EXPORT PARITIES, F.O.B.), AUSTRALIA.

		Silver (Standard) oz.	Lead Ton	Spelter Ton	Tin (Standard) Ton	Gold (Fine) oz.
Average,	1937	2 1.0	27 9 7	29 1 6	292 16 5	8 15 1
"	1938	2 0.1	17 12 11	19 12 10	228 11 10	8 17 1
"	1939	2 1.4	17 12 1	19 15 3	268 3 6	9 14 4
July,	1939	1 9.1	16 19 1	19 14 6	273 3 3	9 4 11
Apr.,	1940	2 1.9	18 10 9	21 17 9	285 13 6	10 13 3
Mar.,	1941	2 3.9	19 4 0	23 9 0	302 10 2	10 14 0
Apr.,	"	2. 4.0	18 18 6	24 0 2	300 5 7	10 14 0

/PART II.....

WHOLESALE TRADE. Sales recorded in New South Wales under the Sales Tax Acts in April, 1941 (£19.06 million) were highest in value of any recent month and were exceeded previously only in Sept. and Oct., 1939. Sales amounted to £69.78 m. in the first four months of the year and were 6 and 13.7 per cent. greater, respectively than in Jan.-Apr. 1940 and 1939. These figures include direct factory sales as well as goods sold through wholesale firms. Hence, Government war purchases (for other Empire as well as Australian Forces) are a material part of the turnover indicated. Other factors in the increase are higher prices, and probably, the building up of emergency stocks of essential foods by retailers throughout the country under the scheme outlined in B.S. 1941/30, p.5.

Employment in wholesale trade is not necessarily affected by trends in sales, but particulars for recent months show a tendency for employment with wholesale firms with ten or more employees to increase:-

	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>
	Persons						
Increase -							
1938-39 to 1939-40	386	128	233	119	281	93	31
1939-40 to 1940-41	-172	-142	35	329	419	643	955

Minus sign (-) denotes decrease.

WHOLESALE TRADE - NEW SOUTH WALES.

	Sales by Registered Traders.			Employed in Wholesale Firms with ten or more Employees.		
	Month of April.	January to April.	Increase over Jan.-Apr. of Preceding year	March.	April.	May.
	£million	£million	per cent.	Persons	Persons	Persons
1932	10.17	39.13	(-) 2.3	(17,638 - June, 1933)		
1938	16.83	62.54	3.8	25,279	25,598	25,354
1939	15.79	61.35	(-) 1.9	25,682	25,834	25,701
1940	17.88	65.82	7.3	25,963	25,927	25,732
1941	19.06	69.78	6.0	26,382	26,570	26,687

Minus sign (-) denotes decrease.

RETAIL TRADE. In recent weeks a buying wave has been reported by retailers.

Apparently this is in reaction to shortages of some civilian supplies (e.g. blankets), the announcement late in May that all woollen yarn produced in Australia would be reserved for military requirements, and the declared intention of the Government to reduce civilian consumption as a matter of war economic policy.

Employment in retail trade has increased in each of the last three months, compared with the corresponding months of last year. From September to May increases in employees of retailers with over ten employees were 1,536 in 1937-38; 962 in 1938-39; 623 in 1939-40 and 1,777 in 1940-41. It is not clear if the recent increase has more than passing significance.

	<u>Sept.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>
Increase over same month of preceding year in persons employed in retail firms with ten or more employees.							
1938-39	1,135	1,352	508	1,127	590	166	561
1939-40	187	251	1,068	556	745	45	(-) 152
1940-41	216	1,390	(-) 382	(-) 88	449	1,365	1,360

Minus sign (-) denotes decrease.

In these larger shops employment has increased in the City of Sydney and the Newcastle district and decreased in country towns during the war period. After decreasing in each of the preceding two years, there was an appreciable increase in suburban shop employees between May 1940 and 1941. Particulars are as follow:-

/City.....

PART II (Continued)

	<u>City</u> <u>of Sydney.</u>	<u>Suburbs</u> <u>of Sydney.</u>	<u>Newcastle</u> <u>District.</u>	<u>Country</u> <u>Towns.</u>	<u>Total.</u>
Persons employed in retail firms with ten or more employees.					
May, 1938	36,103	4,071	2,537	8,679	51,390
" 1939	36,723	4,037	2,551	8,640	51,951
" 1940	36,920	4,019	2,493 ø	8,367	51,799
" 1941	37,942	4,161	2,701	8,355	53,159

ø Affected by stoppage in coal mines.

The decline in the value of stocks is a significant feature of returns relating to a group of large city stores. In April, 1941 stocks were 0.4 per cent. below the value in April, 1940 when they were 19.2 per cent. greater in value than in April, 1939. Import restrictions probably are a material factor, and as these are to be increased in severity and full replacement by local manufactures is unlikely it appears that a further decrease in civilian supplies may be expected.

In these shops sales in the three months ended April, 1941 were 9.3 per cent. greater in value than in Feb.-Apr., 1940. Taking March and April together to include Easter sales were 10.9 per cent. greater this year than last year. Dress piece goods (-5.7%) alone showed a decrease. Increased sales were made of women's wear (14.5%) men's and boys' wear (9.9%) boots and shoes (10%) furniture (11.1%) hardware (8.2%) fancy goods (11.3%) books, stationery (8.3%) miscellaneous goods (10.5%) and food and perishables (2.7%). Higher prices (in part due to increases in sales tax) account for some part of the increase in sales value.

In April, 1941 there were 1.9 per cent. more employees in these city shops and the amount of salaries and wages paid was 9.6 per cent. greater than in April, 1940.

PART III INDUSTRIES.

EMPLOYMENT. In the month ended in the middle week of May, 1941 employment in New South Wales increased by 4,451 persons to the record number of 906,567. This was 74,761 greater than in August, 1939. Most of the increase has been in private employment (63,286 since Aug., 1939) and it is due, in the main, to the rapid development of war industries (see succeeding note), and has occurred in the face of heavy enlistments for active service and long period training of men for home defence.

The number of adult males registered as unemployed at State Labour Exchanges has been steadily reduced from 52,851 in August, 1939 and 50,851 in May, 1940 to 18,697 in May, 1941. Indications are that there is now little reserve of labour to be drawn upon, and to meet the growing needs of the war effort reserved occupations are being reviewed and steps have been taken to facilitate transfer of workers from civilian to war industries; already certain forms of civilian supply have been curtailed.

Recent trends in employment are illustrated as follows:-

Mid-week of -	<u>Private.</u>	<u>Government.</u>	<u>Local Government.</u>	<u>All Employment.</u>	<u>All Factories.</u>
Persons employed - Thousands.					
May, 1939	683.2	132.3	20.7	836.2	229.2
Aug. "	680.3	131.4	20.1	831.8	228.7
Aug. 1940	714.7	137.3	18.3	870.3	248.3
May, 1941	743.6	145.1	17.9	906.6	272.2

A considerable part of the increase in Government employment is due to the greater number at work in Government factories (Small Arms, Aircraft, etc.) and this along with work on the graving dock accounted for nearly all of the increase of 1,500 in Government employment from April to May, 1941. In private employment an increase of 2,437 in factories was the most significant movement, but the rising trend of hospital employees continued, and there were more persons employed in shipping and road transport but this was incidental to irregularity of shipping movements.

The appended details show how closely the rising trend of employment is associated with the expanding war effort. While during the war period employment in factories has increased by 19 per cent. there was an increase of less than 5 per cent. in all other occupations (some of which also serve the war effort). Increases other than in factories are the result mainly of stimuli arising from the industrial expansion. In May, 1940 employment was affected by idleness of the coal mines so that comparisons with a year ago are of little significance.

EMPLOYMENT IN NEW SOUTH WALES.

(Excluding relief workers and men in the Armed Forces not on civil paysheets.)

Group.	Persons employed in middle week of -						Movements, May, 1941 over Aug. '39.
	May, 1937	May, 1939	Aug., 1939	May, ø 1940	Apr., 1941	May, 1941	
	000	000	000	000	000	000	per cent.
All Employment	795.5	836.2	831.8	837.1	902.1	906.6	+ 9.0
Private "	650.3	683.2	680.3	682.5	740.7	743.6	+ 9.3
All Factories.(a)	214.6	229.2	228.7	233.7	269.2	272.2	+ 19.0
In Firms with Ten or more Employees							
Mines	18.5	21.1	21.7	20.6	20.8	20.9	- 3.7
Retail Trade	50.2	52.0	51.3	51.8	52.8	53.2	+ 3.7
Wholesale Trade	24.7	25.7	25.4	25.7	26.6	26.7	+ 5.1
Offices & Commerce	24.4	27.3	27.1	28.0	28.9	29.2	+ 7.7
Ship'g. & Rd.Trnspt.	22.4	21.7	20.7	21.2	20.7	22.6	+ 9.2
Personal Services (b)	28.2	29.7	30.1	30.1	31.6	31.0	+ 3.0
Other Industries	20.3	19.6	18.5	18.6	18.4	18.0	- 2.7

(a) Including working proprietors. (b) Includes hospitals, professions, amusements hotels, etc. ø Affected by coal strike. + Increase. - Decrease.

/MANUFACTURING.....

PART III (Continued)

MANUFACTURING INDUSTRIES. In the middle week of May, 1941 there were 272,200 persons employed in factories (including working proprietors) in New South Wales. This record number was 43,500 greater than in August, 1939. Increases from month to month compare with those of one and two years earlier as follow:-

	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>	<u>Sept.-May.</u>
Increase in persons employed in factories.									
1938-39	700	200	- 600	- 7000	4900	2700	- 1600	200	- 700
1939-40	6000	3700	1800	- 3700	2200	3300	- 4500	-5800	3,000
1940-41	3300	2800	5600	- 3900	4400	7000	- 600	3000	21,600

Decreases in April and May, 1940 were due to the coal strike which interrupted the other wise continuous expansion of factory employment (seasonal decreases apart) throughout the war period. In May, 1941 the index number of factory employment was 51 per cent. above that in the peak pre-depression year, 1928-29.

The increase in employment is predominantly in the war industries. This is illustrated by percentages given at foot of the following table. During April-May, 1941 private firms with ten or more taxable employees in the industrial metals group added 1,680 persons to their payrolls. Beside this there were substantial increases in some Government factories.

EMPLOYMENT IN PRIVATE FACTORIES WITH TEN OR MORE TAXABLE EMPLOYEES, N.S.W.

	Cement, Bricks, Glass &c.	Chemi- cals &c.	Indust- rial metals.	Textiles & Cloth- ing.	Food and Drink	Wood- work- ing &c.	Paper & Print- ing.	Rubber
Number of persons employed - Thousands.								
May, 1939	11.32	6.81	64.78	37.47	27.08	10.78	14.78	3.73
Aug., "(a)"	11.51	7.24	61.78	36.96	27.96	9.89	14.81	3.68
May, 1940 ϕ	11.32	8.24	58.34	39.10	28.62	9.60	15.11	4.16
Jan., 1941	12.67	8.66	77.60	40.76	30.01	9.89	14.15	3.76
Apr., "	12.77	9.09	83.86	41.04	31.25	10.43	14.50	4.38
May, " (b)	12.96	9.28	85.54	41.43	30.56	10.62	14.74	4.52
Increase (a) to (b)	12.6%	28.2%	38.5%	12.1%	9.3%	7.4%	(-) 0.5%	22.8%

ϕ Employment affected by coal strike. (-) Denotes decrease

The canning of surplus perishable products compelled to be held in Australia because of the lack of shipping may mean increased employment in the food and drink group. War requirements will tax the capacity of textile and certain clothing factories, and in the industrial metals group the expansion of aircraft, armament and munitions production and of shipbuilding will cause a further increase. The Prime Minister's outline of industrial war policy indicates that transference from civilian to war production is to proceed as rapidly as can be arranged. Special steps are being taken to control more effectively the production, marketing, distribution and price of coal. Actually coal production is at a record level, but still greater production is needed to enable adequate emergency stocks to be accumulated. Agreements have been made with Unions for "dilution" of skilled labour in sheet-metal and electrical trades, and for "elevation" of assistants and labourers in metal moulding. Steps are being taken to duplicate the present scheme of technical training.

In 42 large factories, some of which are engaged in war industries, activity is greater than ever before. In the four months ended April, 1941 there were increases in sales of 31.2 per cent. in the number of employees of 18.3 percent. and in salary and wage payments of 25.4 per cent. in comparison with Jan.-Apr., 1939. Higher wages and overtime working as well as the greater number employed have contributed to the increase in the wages bill.

PART III (Continued)

MANUFACTURING INDUSTRY - NEW SOUTH WALES.

	All Factories.		Fortytwo Large Factories.					
	May.		Month of April.			January to April (monthly Average).		
	Employment.		Sales.	Employ- ees.	Wages Paid Weekly.	Sales.	Employ- ees.	Wages Paid Weekly.
	Number.	Index No.						
	1928-29 =		£000	000	£000	£000	000	£000
1937	180,756	100						
1937	214,600	119	3,106	22.3	84.4	2,930	22.0	82.7
1938	228,200	127	2,979	23.2	92.2	3,117	23.2	93.4
1939	229,200	127	2,791	23.0	93.9	3,001	23.0	95.4
1940	233,700	129	3,581	23.2	97.3	3,456	23.6	100.6
1941	272,200	151	4,011	27.2	119.4	3,936	26.7	119.6

GAS AND ELECTRICITY. Reflecting the unprecedented level of industrial activity, the consumption of gas and electricity in Sydney and suburbs has increased and in May, 1941 the index number (146) was the highest yet recorded. In Jan.-May the amount of gas and electricity used was over 12½ per cent. greater this year than in 1939. Increased population and wider reticulation of services are outweighed by industrial growth as factors in the increase of about 35 per cent. since 1929.

INDEX OF CONSUMPTION OF GAS AND ELECTRICITY - SYDNEY AND SUBURBS.

	<u>1929.</u>	<u>1932.</u>	<u>1937.</u>	<u>1938.</u>	<u>1939.</u>	<u>1940.</u>	<u>1941.</u>
Index numbers - Average, 1929-31 = 100.							
Month of May	106	95	117	122	128	128	146
Calendar Year	105	96	119	123	131	135	-

BUILDING PERMITS - METROPOLIS.

Note: Building permit statistics do not include Government Buildings.

Private building permits in May, 1941 were much above the average in recent months, but in Jan.-May were 12.6% below the value in 1939. Residential building predominates though wood and fibro houses have decreased. Hotel building virtually has ceased. Factory building is still considerable. Other non-residential types have decreased. There is still much public building.

Dwellings proposed this year (3,909) exceed the number in Jan.-May in 1939 or 1940 but were 17.2% less than in 1938.

Inauguration and subsequent tightening of official control of building (see B.S.1941/6B, p.9) has affected private building permits, limiting applications for certain types and apparently stimulating those for buildings still permitted but which might possibly come under stricter limitation later. Private building permits granted in Sydney and suburbs in May, 1941 were of a value of £1,078,000. This was above the average in earlier months of 1941 and of any recent calendar year excepting 1938. Totals have varied considerably from month to month and generally have been less than those of two and three years earlier:-

	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>
1937-38 £000	1033	963	1129	1153	905	899	1303	1256	1292
1938-39 "	1110	933	1324	937	864	999	993	932	1028
1939-40 "	800	1205	797	602	699	755	870	1041	979
1940-41 "	840	833	1284	1454	696	804	857	775	1078

/The war.....

PART III (Continued)

The war has led to a great deal of public building and in May 1941 tenders accepted for buildings for Commonwealth, State and Semi-Governmental authorities in Sydney and suburbs amounted to £194,000. In the eleven months ended May public buildings to be erected were £1,266,000 in 1940-41 and £954,000 in 1939-40. The total value of public and private buildings proposed in the eleven months ended May, 1941 (£11.85 m.) was about 2 per cent. below the value of private buildings only in July-May, 1938-39.

VALUE OF PUBLIC AND PRIVATE BUILDING PROPOSALS - METROPOLIS.

		<u>Sept.Qr.</u>	<u>Dec.Qr.</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>	<u>July-May.</u>
1939-40	£000	4018	2852	714	789	894	1073	1092	11,432
1940-41	£000	3162	3829	1020	870	887	811	1272	11,851

The following statement shows that private building is active in the suburbs but remains depressed in the city area:-

	<u>City Permits (£000)</u>					<u>Suburban Permits (£000)</u>				
	<u>1937.</u>	<u>1938.</u>	<u>1939.</u>	<u>1940.</u>	<u>1941.</u>	<u>1937.</u>	<u>1938.</u>	<u>1939.</u>	<u>1940.</u>	<u>1941.</u>
May	328	335	162	79	130	612	957	866	900	948
Jan.-May.	722	1331	717	367	323	3159	4323	4098	3977	3887

The value (though not the number) of houses proposed in May, 1941 (£608,000) was probably a record. Permits for houses were considerable in the Illawarra-Bankstown, Northern and Eastern suburbs - noteworthy were permits for 62 brick houses in Ku-ring-gai municipality of a total value of £129,300; an average of £2,085 per house. The total for flats (£286,000) was also very high.

In comparison with earlier years there has been a marked change in distribution of value between residential and other buildings. In the five months ended May private buildings containing dwellings constituted 84.1 per cent. of the value of permits in 1941 compared with 71.8 per cent. in 1939.

	<u>Buildings with Dwellings.</u>						<u>Non-residential Buildings.</u>					
	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>	<u>Jan.-May</u>	<u>Jan.</u>	<u>Feb.</u>	<u>Mar.</u>	<u>Apr.</u>	<u>May.</u>	<u>Jan.-May.</u>
	£ thousand.											
1939	581	739	763	622	752	3457	283	260	230	310	276	1359
1940	481	642	716	788	826	3453	218	113	154	253	153	891
1941	608	664	724	634	910	3540	88	140	133	141	168	670

A comparison of value of permits according to type of building is appended. This shows that from Jan.-May 1940 to 1941 the value for brick houses rose appreciably but proposals for wood and fibro houses decreased. Flat building increased again to a very high level and expenditure for new factory space remained considerable. For shops, hotels and miscellaneous buildings the amount was lowest for the period for several years. Movements in comparison with Jan.-May 1939 (pre-war) are indicated by percentages at foot of the table.

PART III (Continued)

PRIVATE BUILDING PERMITS GRANTED - SYDNEY AND SUBURBS.
Includes Alterations and Additions. Excludes Government Buildings.

	Houses.		Flats. (a)	Hotels, Guest Houses.	Shops. (b)	Factor- ies. (c)	Other Build- ings.	Total
	Brick, etc.	Wood, Fibro.						
	£000	£000	£000	£000	£000	£000	£000	£000
Av. 1938 ø	408	76	283	70	48	82	203	1,170
1939 ø	373	76	232	44	43	111	139	1,018
1940 ø	391	74	224	51	31	98	107	976
May, 1939	389	107	201	40	31	117	143	1,028
1940	381	155	264	14	25	65	75	979
1941	535	71	286	3	33	58	92	1,078
Jan. May, 1939 (a)	1,748	391	992	252	201	650	581	4,815
1940	1,844	473	827	232	153	353	462	4,344
1941 (b)	2,187	275	996	22	111	346	273	4,210
Movement (a) to (b)	+25.1%	-29.7%	+0.4%	-91.3%	-44.8%	-46.8%	-54.0%	-12.6%

ø Monthly average for calendar year. Including (a) conversions to flats (b) shops with dwellings and (c) public garages.

DWELLINGS. Private building permits in May, 1941 provided for 1,039 net additional dwellings, including 546 houses, compared with 963 (587 houses) in May, 1940. In the five months ended May the net number of dwelling units proposed (3,909) was greater this year than in 1939 or 1940 because of increases for brick houses and flat dwellings, but for each type was less than in 1938. Comparative particulars are as follow:-

DWELLINGS INCLUDED IN PRIVATE BUILDING PERMITS - METROPOLIS.

Type of Dwelling.	Five months ended May.					Movement 1939 to 1941
	1937.	1938.	1939.	1940.	1941.	
	Number of dwelling Units.					Per cent.
Houses - Brick etc.	1,257	1,915	1,673	1,687	1,863	+ 11.4
- Wood, Fibro, etc.	393	608	709	786	440	- 37.9
Total - Houses	1,650	2,523	2,382	2,473	2,303	- 3.3
Flats - In New Buildings	1,203	2,070	1,393	1,128	1,589	+ 14.7
- In Converted "	169	184	106	113	65	- 38.7
With Shops, Hotels, etc.	56	72	79	54	37	- 53.2
Total - Flats etc.	1,428	2,326	1,578	1,295	1,691	+ 7.2
Grand Total	3,078	4,849	3,960	3,768	3,994	+ 0.9
Less Demolitions & Conversions	205	126	118	121	85	- 28.0
Net Additional Dwellings	2,873	4,723	3,842	3,647	3,909	+ 1.7

The annual rate (10,384) of the first five months is above actual totals in the years 1939 or 1940 but about 12½ per cent. below the net number of dwellings proposed in the year 1938.

NUMBER OF DWELLINGS INCLUDED IN PRIVATE BUILDING PERMITS - METROPOLIS.

	Calendar Year.					Jan.-May.	
	1929	Average 1930-34	1938.	1939.	1940.	1940.	1941.
Individual Houses	7,095	1,205	6,342	5,847	5,706	2,473	2,303
Flats with shops, etc.	3,097	656	5,821	4,290	4,135	1,295	1,691
Net Total (after deduct- ing demolitions, etc.)	9,854	1,839	11,853	9,822	9,558	3,647	3,909